

TITLE 8 DEVELOPMENT CODE
DIVISION 5: OVERLAY DISTRICTS
CHAPTER 4: LAND USE MODIFICATIONS.
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Article 1: ADDITIONAL AGRICULTURE (AA) OVERLAY DISTRICT

85.040101 General Provisions.

(a) **INTENT.** The Additional Agriculture (AA) Overlay District creates, preserves, and improves areas for small and medium scale agricultural enterprises utilizing productive agricultural lands for raising, some processing, and sale of plant crops, animals, or their primary products. It is an overlay district where agricultural uses exist compatibly with a variety of rural residential life-styles.

(b) **LOCATIONAL REQUIREMENTS.** The Additional Agriculture Overlay District is appropriate when it will serve to protect and enhance an area which is a neighborhood or community that is substantially occupied by rural type single family homes on large parcels; and predominantly used for small-scale commercial agricultural activities.

(c) **DESIGNATION.** The Additional Agriculture Overlay District shall be designated by the symbol (AA) on the San Bernardino County Official Land Use Plan.

(d) **DEVELOPMENT STANDARDS.** This section establishes regulations to allow animal raising as a primary use of land. All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.

Readopted Ordinance 3341 (1989)

85.040120 Additional Agriculture.

The following permitted land use categories shall be responsive to the agricultural needs of the community or region:

(a) Permitted Additional Animals.

	<u>ANIMAL TYPE</u>	<u>MINIMUM LOT AREA</u>	<u>MAXIMUM DENSITY PER SQUARE FEET</u>
(1)	Dogs and cats and other non-farm animals Fish raising maximum pond size	One (1) acre 1/2 surface acre	4/parcel 6/parcel
(2)	Aviary, apiary, or similar small animal farms	One (1) acre	1 farm/parcel
(3)	Rabbits and chinchillas	One (1) acre (200 maximum)	50/10,000
(4)	Poultry		
	Female 5 acres	1 acre 99/5 acres	99
	Male 10 acres	1 acre 2/species/5 acres	2/species/parcel
(5)	Sheep, female goats and similar small livestock	One- half (½) acre	1/4,000
(6)	Sheep, female goats and similar small livestock	Two and one-half (2½) acres	1/3,000
(7)	Male adult goats	One (1) acre Five (5) acres (4 maximum)	1 1/5 acres
(8)	Cattle	One (1) acre	1/10,000
(9)	Cattle	Two and one-half (2 1/2) acres	1/7,000
(10)	Horses	One- half (½) acre	1/10,000
(11)	Horses	Two and one-half (2 1/2) acres	1/7,000
(12)	Hogs (5 maximum)	One (1) acre	1/20,000
(13)	Hogs (9maximum)	Two and one-half (2½) acres	1/14,000

(b) Additional Animal Uses Subject to a Conditional Use Permit.

- (1) Commercial kennels and catteries; minimum parcel size of one (1) acre.
- (2) Agricultural Support Services.
- (3) Animal raising of densities greater than or the raising of animal types different than those permitted by this section. Commercial poultry ranches are restricted to a minimum of ten (10) acres.
- (4) Cow and goat dairies, parcel shall be ten (10) acres or more.
- (5) Hog ranches and calf growing ranches, parcel shall be five (5) acres or more.

Readopted Ordinance 3341 (1989); Amended Ordinance 3446 (1991)

Article 2: ALTERNATE HOUSING STANDARDS (AH) OVERLAY DISTRICT

85.040201 General Provisions.

(a) INTENT. The Alternate Housing (AH) Standards Overlay District is intended to provide an alternative to the residential standards as specified by Division 8 of this Title.

(b) LOCATIONAL REQUIREMENTS. The Alternate Housing Standards Overlay District may overlay any district which provides for single-family residential uses. An Alternate Housing Standards Overlay District shall encompass a minimum area of forty (40) acres.

(c) DESIGNATION. The Alternate Housing Standards Overlay District shall be designated by the symbol (AH) on the San Bernardino County Official Land Use Plan.

Readopted Ordinance 3341 (1989)

85.040210 Development Standards.

Homes installed on property designated with an AH overlay district shall comply with the construction standards specified by Subsections 88.0101(a), (e), (f) and (g) and the following standards:

(a) Minimum floor area shall be seven hundred and twenty-five (725) square feet measured from the exterior of the structure.

(b) Minimum floor width shall be fourteen (14) feet, measured from the exterior of the structure.

(c) In lieu of the eave and gable requirement, the following may be utilized:

(1) An attached patio or porch covering a minimum of fifty (50) square feet, and,
A full rain gutter system.

Readopted Ordinance 3341 (1989)

Article 3: SIGN CONTROL (SC) OVERLAY DISTRICT

85.040301 General Provisions.

(a) INTENT. The purpose of the Sign Control (SC) Overlay District is to regulate freestanding signs in order to insure compatibility with the character of the neighborhood.

(b) LOCATIONAL REQUIREMENTS. The Sign Control Overlay District shall be applied to unincorporated areas of the county where it is determined that the location of large freestanding signs may be detrimental to the character of the neighborhood.

(c) DESIGNATION. The Sign Control Overlay District shall be designated by the symbol (SC) on the San Bernardino County Official Land Use Plan.

Readopted Ordinance 3341 (1989)

85.040310 Development Standards.

All freestanding signs shall not exceed more than twenty-five (25) feet in height and the sign face shall not exceed the sign area indicated in the bracketed suffix (e.g. CG-SC[150], shall mean a maximum sign area of 150 square feet.) Where the bracketed suffix includes the letter "p" (e.g. CG-SC [p]) primary freestanding signs greater than eighteen (18) square feet shall be prohibited.

Readopted Ordinance 3341 (1989)